

1. Paytoe Industrial Estate, Leintwardine

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 0.32 ha
	Vacant land (by sector / use class)	0
General Site Description	<p>The access to the site is narrow. Some industrial uses surrounding the site. The site is comprised of 2 sets of 3 units which are mostly vacant but no marketing boards. Only 2 occupiers.</p> <p>Output area – 001B Ward – Mortimer Sub area – Rural Heartland</p> <p>Policy allocation - Unallocated. The site is on wider Herefordshire Plan as just to south of Leintwardine Inset Plan (23). Within an area liable to flood (Policy DR7).</p> <p>Relevant planning history - None</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of poor to moderate quality and condition / restricted provision of parking, circulation and servicing / quality of surrounding environment may limit the attractiveness of the site for certain users. The location is quite poor.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment unlikely to significantly limit the attractiveness of the site for most users due to its location.
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors
Quality of the Wider Environment	Adjoining land uses	The site is located within and area of open countryside
	Road Frontage Visibility	The site has some visibility to a local road
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused
	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a motorway or major arterial route but not immediately adjacent
	Quality of local road access	Surrounding roads very narrow and potentially unadopted which may cause heavy congestion at most periods and be problematic for HGVs.

Appraisal Criteria	Indicator	Site Visit Comments
	Quality of Site Access	Likely to be only minimal site access (visibility constraints)
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	No evidence of active marketing or vacant units.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no identified environmental or known abnormal development requirements applying to the site.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Ground conditions/ contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Contamination unlikely, no significant ground preparation works required
	Flooding	High risk of flooding (flood risk category 3a or 3b)

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area within the open countryside.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is more than a ten minute walk from an hourly public transport route
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked a average to deprived for multiple deprivation (super output area lower level is in the 50% to 25% quartile for deprivation in the country)
	Ability to deliver specific regeneration and/or policy objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would likely have a neutral impact on local regeneration and/or economic strategies for the area. The site is within open countryside.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment)

Paytoe Industrial Estate Leintwardine

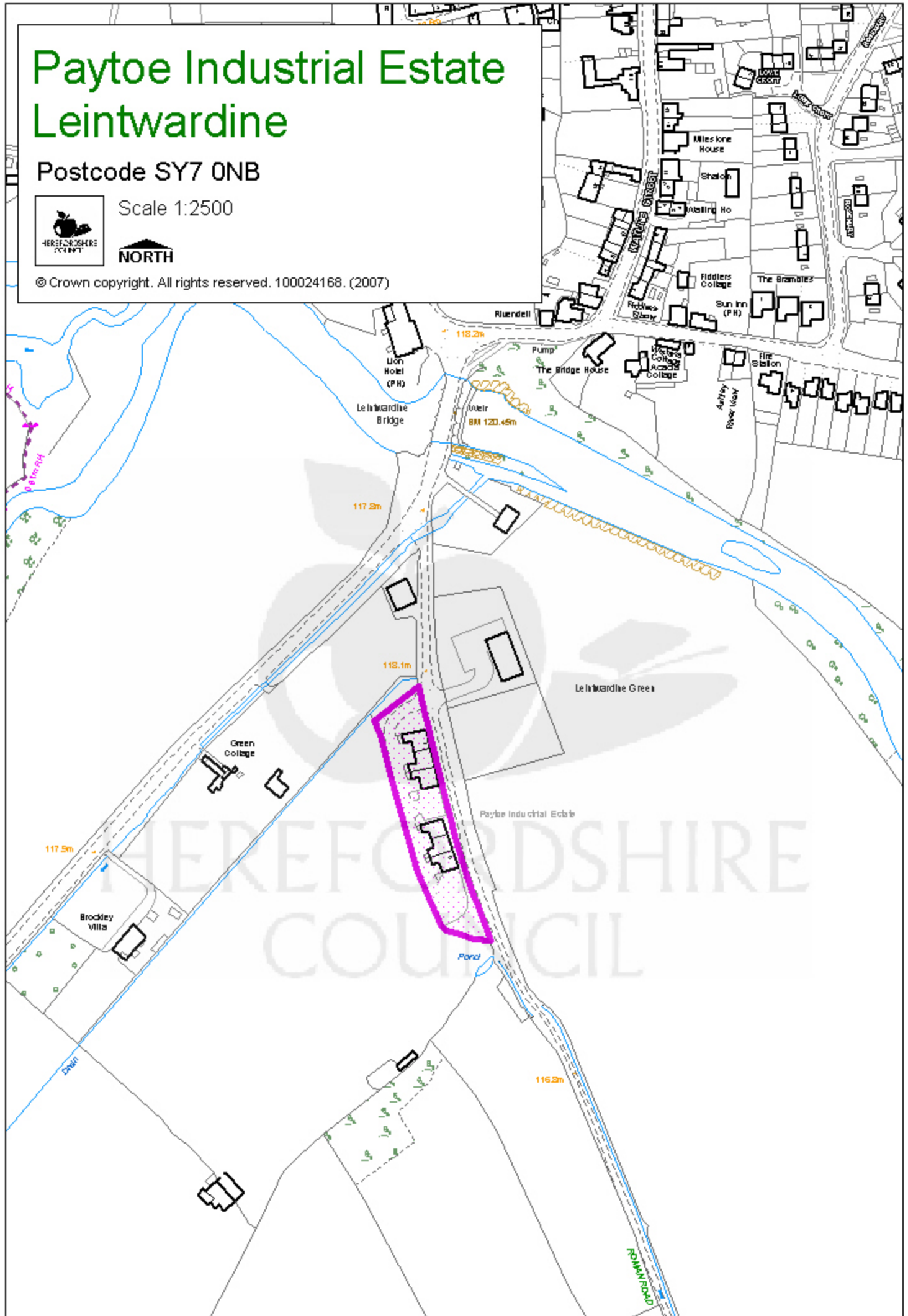
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2. Brimfield Business Park, Brimfield, Off Wyson Lane

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 0.43 ha
	Vacant land (by sector / use class)	0
General Site Description	<p>Relatively attractive site, newly surfaced with refurbished units.</p> <p>Output area – 001D Ward – Upton Sub area – Rural Heartland</p> <p>Policy allocation – Unallocated.</p> <p>Relevant planning history - DCNC2007/3201/F: Rear and side extension to industrial unit to create a new unit - approved with conditions (11/12/2007) This site forms part of the 'A49 corridor'.</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of reasonable quality and condition providing an average range of building type and size / adequate provision of parking, circulation and servicing / quality of surrounding environment unlikely to significantly limit the attractiveness of the site for most users.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors.
Quality of the Wider Environment	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby including residential.
	Road Frontage Visibility	The site has some visibility to a local road. The site has some limited visibility to the A49 and high visibility to a local road
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is already developed to a high standard therefore development/ redevelopment would neither detract or enhance the wider environmental quality.- <i>Surfacing of site access still to be finished.</i> <i>Units are good quality.</i>
	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located immediately adjacent to an A road with easy accessibility to these routes.
	Quality of local road access	Surrounding roads are wide / no apparent issues of congestion

Appraisal Criteria	Indicator	Site Visit Comments
	Quality of Site Access	Likely to be only minimal site access (visibility constraints) - <i>Poor quality surfacing of access – still to be finished.</i>
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	Evidence of limited marketing but low level of interest for employment uses indicated by agents / limited or no recent completions or development under construction at the time of the survey. On developed sites, vacancy levels appear high - <i>Marketing on board as entered the site.</i>
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no identified environmental or known abnormal development requirements applying to the site.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Ground conditions/ contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Contamination unlikely, no significant ground preparation works required.
	Flooding	No risk of flooding on the site (outside of identified flood risk zone), but Southern edge next to a high risk of flooding zone (flood risk category 3a or 3b).

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is more than a ten minute walk from an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.

Appraisal Criteria	Indicator	
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development / redevelopment of this site will neither detract nor enhance the townscape or additionally impact on the environmental resources in the area.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country).
	Ability to deliver specific regeneration and / or policy objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would likely have a neutral impact on local regeneration and/or economic strategies for the area as the site is already developed.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment).

Brimfield Business Park Brimfield

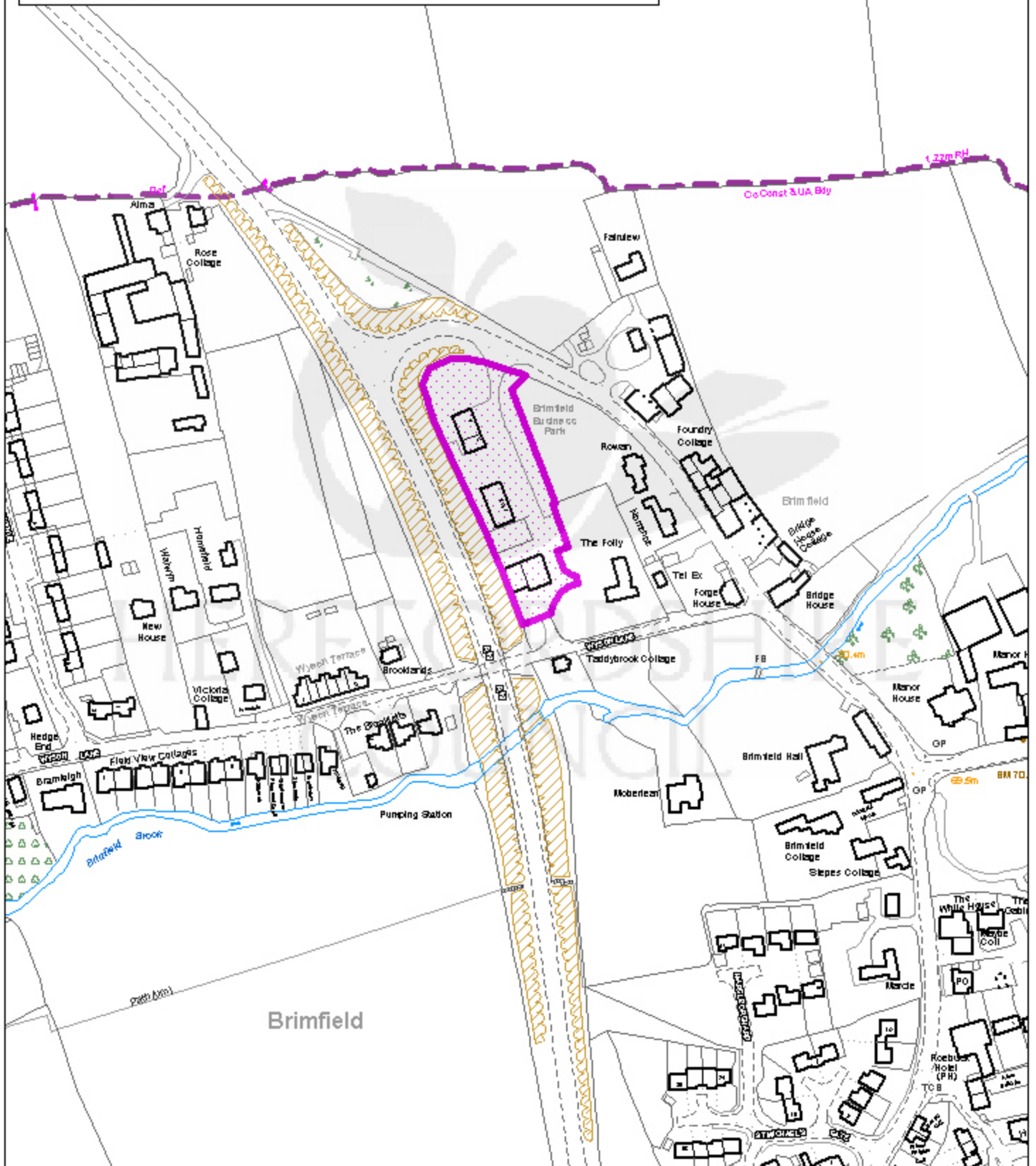
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3. Cobnash Industrial Estate, Kingsland off A4110

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 3.76 ha
	Vacant land (by sector / use class)	0
General Site Description	<p>High quality new units on small industrial estate. Road surfacing is poor. Site has only local road visibility but good links to a major arterial route.</p> <p>Output area – 004A Ward – Bircher Sub area – Rural Heartland (but also A49 Corridor)</p> <p>Policy allocation - Unallocated. Outside of the Kingsland Settlement Boundary. Area to north allocated as Area liable to flood, though not directly adjoining site boundaries.</p> <p>Relevant planning history - DCNW2005/0479/F : Extension of fuel oil storage - approved with conditions (23/03/2005)</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of reasonable quality and condition providing an average range of building type and size / adequate provision of parking, circulation and servicing / quality of surrounding environment unlikely to significantly limit the attractiveness of the site for most users.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment may limit the attractiveness of the site for certain users as the site is within open countryside.
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors
Quality of the Wider Environment	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby as the site is within open countryside.
	Road Frontage Visibility	The site has some visibility to a local road
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused.
	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a motorway or major arterial route but not immediately adjacent.
	Quality of local road access	Surrounding roads are relatively wide / likely to be limited congestion at peak periods.

Appraisal Criteria	Indicator	Site Visit Comments
	Quality of Site Access	Possible site access (visibility) constraints, including for larger commercial vehicles, which could constrain development.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Site has been available (e.g. allocated) for 6 – 10 years
	Marketing and enquiry interest	Evidence of limited marketing and 2 units are being marketed by AWM P&P. Other units look fully occupied.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Ground conditions/ contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Contamination unlikely, no significant ground preparation works required.
	Flooding	No risk of flooding on the site (outside of identified flood risk zone).

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area.
	Land classification	The site is predominately brownfield.
	Ease of access to public transport	The site is more than a ten minute walk from an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.

Appraisal Criteria	Indicator	
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development / redevelopment of this site will neither detract nor enhance the townscape or additionally impact on the environmental resources in the area. The site is already developed to a high standard and is well maintained.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country).
	Ability to deliver specific regeneration and/or policy objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site could contribute towards local regeneration and/or economic strategies for the area.
	Economic Activity (nomis website)	The site is located in an ward of good economic activity (70 % to 75% economically active in employment).

Cobnash Industrial Estate, Kingsland

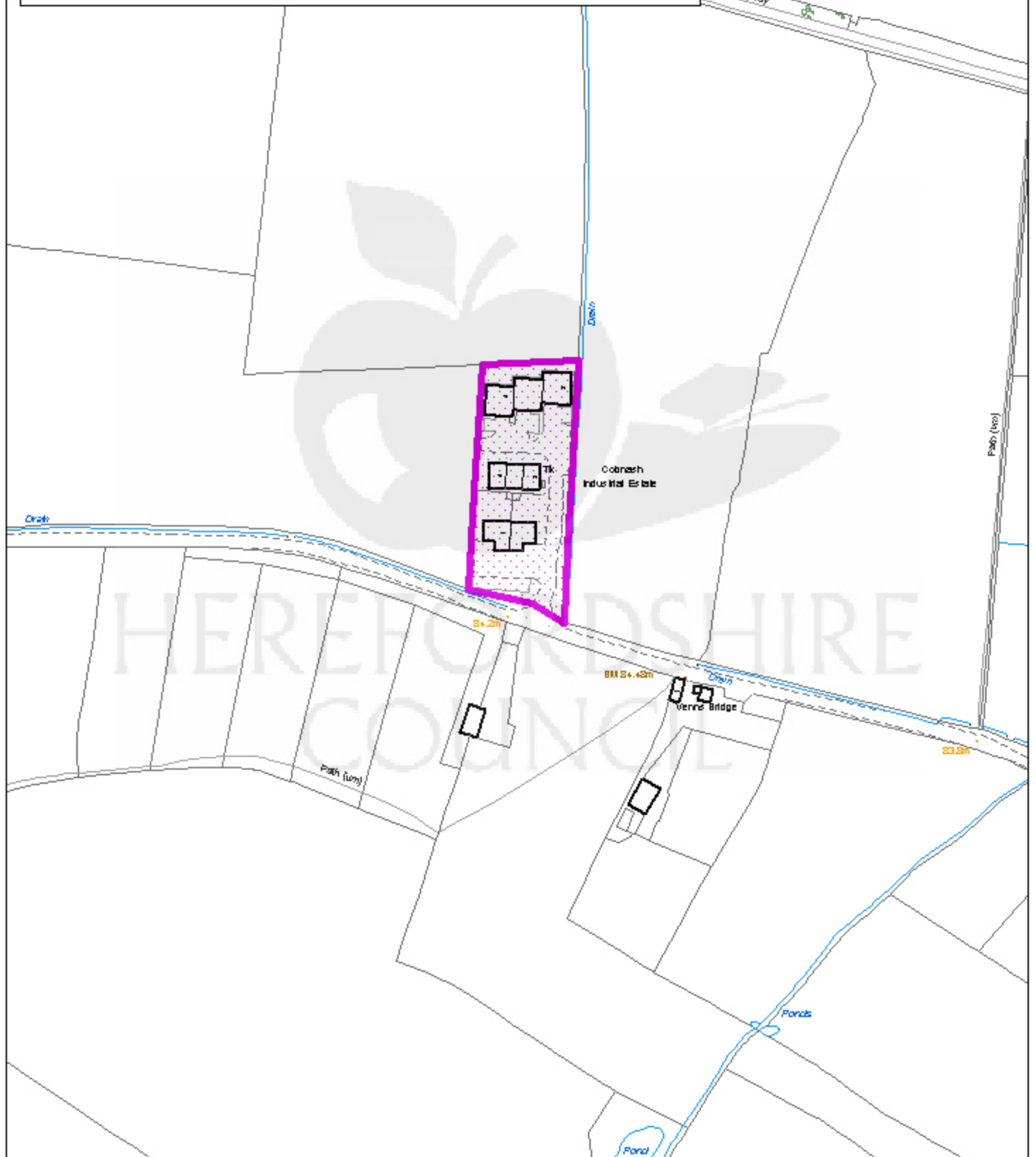
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4. Dales, Leominster off Potters Mill Close

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 3.76 ha
	Vacant land (by sector / use class)	1.39 ha owner specific site without planning permission, allocated under Policy E5 – 1.39 ha suitable for B1c/B8 uses.
General Site Description	<p>High quality units off A road, well maintained. Excellent surfacing, parking and circulation. Good access. Close to Leominster. Open storage at back of site. Potential redevelopment at back of site (fenced off area).</p> <p>Residential development has been completed further to the north of the site. When this land was released for housing, Dales requested that land between the housing and their large unit was retained for their employment expansion. There are no indications that residential development will come forward directly to the north of the site due to amenity issues. The site is identified as 'owner specific' opportunity in ELR.</p> <p>Output area – 002B Ward – Leominster North Sub area – rural heartland (but also A49 corridor)</p> <p>Policy allocation - Allocated as Policy E5- Safeguarding employment land and buildings. N of site- Policy H2 c)- Hereford and the Market Towns- housing land allocation Land east of Ridgemoor Road (50 dwellings). E of site - unallocated. W of site- Established residential areas (Policy H1); S of site- Conservation Area (Policy HBA6); 2 areas allocated as Protection of Open Areas and Green Spaces (Policy HBA9); Safeguarding open space and allotments (Policy RST4). Area liable to flood (Policy DR7).</p> <p>Relevant planning history - DCNC2007/1104/F: Proposed extension to loading bay on east elevation, canopy to north elevation and chimney stack to paint bay - approved with conditions (05/07/2007) DCNC2006/0672/F: Extension to factory and ancillary accommodation (FH Dale) - approved with conditions (07/04/2006) DCNC2006/3638/F: Proposed 2 no. single storey extensions (FH Dale) - approved with conditions (09/01/2007) DCNC2006/2456/F: Proposed extension to ancillary accommodation (FH Dale) - approved with conditions (16/10/2006)</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of good quality and condition providing a good range of building type, size and tenure / good provision of parking, circulation and servicing / quality of surrounding environment will likely be a positive factor to attracting occupiers
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Owner specific. Good quality land to the rear of existing employment units. Housing being built to the north.
	Amenity Impacts (e.g. noise, dust & smell)	Occasionally, the site is exposed to some noise, dust or smell which can affect the amenity of the immediate environment. HGVs at back of site.
	Adjoining land uses	The site is located in an area of other similar uses or open countryside.
	Road Frontage Visibility	The site has some visibility to a local road.

Appraisal Criteria	Indicator	Site Visit Comments
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is already developed to a high standard therefore development/ redevelopment would neither detract or enhance the wider environmental quality.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a motorway or major arterial route but not immediately adjacent.
	Quality of local road access	Surrounding roads are wide / no apparent issues of congestion.
	Quality of Site Access	No apparent site access (visibility) constraints.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Site has been available (e.g. allocated) for 6 – 10 years.
	Marketing and enquiry interest	No evidence of active marketing or vacancies.
Ownership	Ownership / Owner aspirations	Dales own the site. When the land to the north of the site was released for housing, Dales requested that land between the housing and their large unit was retained for their employment expansion.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no identified environmental or known abnormal development requirements applying to the site.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Not aware of any physical constraints on the site.
	Ground conditions/ contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Likely to be only limited potential for contamination requiring minimal ground preparation and remediation works.
	Flooding	High risk of flooding (flood risk category 3a or 3b).

Environmental Sustainability

Appraisal Criteria	Indicator	Site Visit Comments
Prudent use of Natural Resources	Sequential Location	The site is located within or on the edge of an existing district or town centre.
	Land classification	The site is predominately / wholly brownfield.

Appraisal Criteria	Indicator	Site Visit Comments
	Ease of access to public transport	The site is less than a ten minute walk from an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development / redevelopment of this site will neither detract nor enhance the townscape or additionally impact on the environmental resources in the area. Site is already developed to a high standard. Maybe potential for development at the back of the site, but it is owner specific to Dales.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as deprived for multiple deprivation (super output area lower level is in the top 25% most deprived neighbourhoods in the country).
	Ability to deliver specific regeneration and/or policy objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would likely have a neutral impact on local regeneration and/or economic strategies for the area Within edge of urban centre. Redevelopment need to consider residential uses to the north. Potential for redevelopment at front and back of site but owner specific to Dales.
	Economic Activity (nomis website)	The site is located in an ward of good economic activity (70 % to 75% economically active in employment)

Dales, Leominster

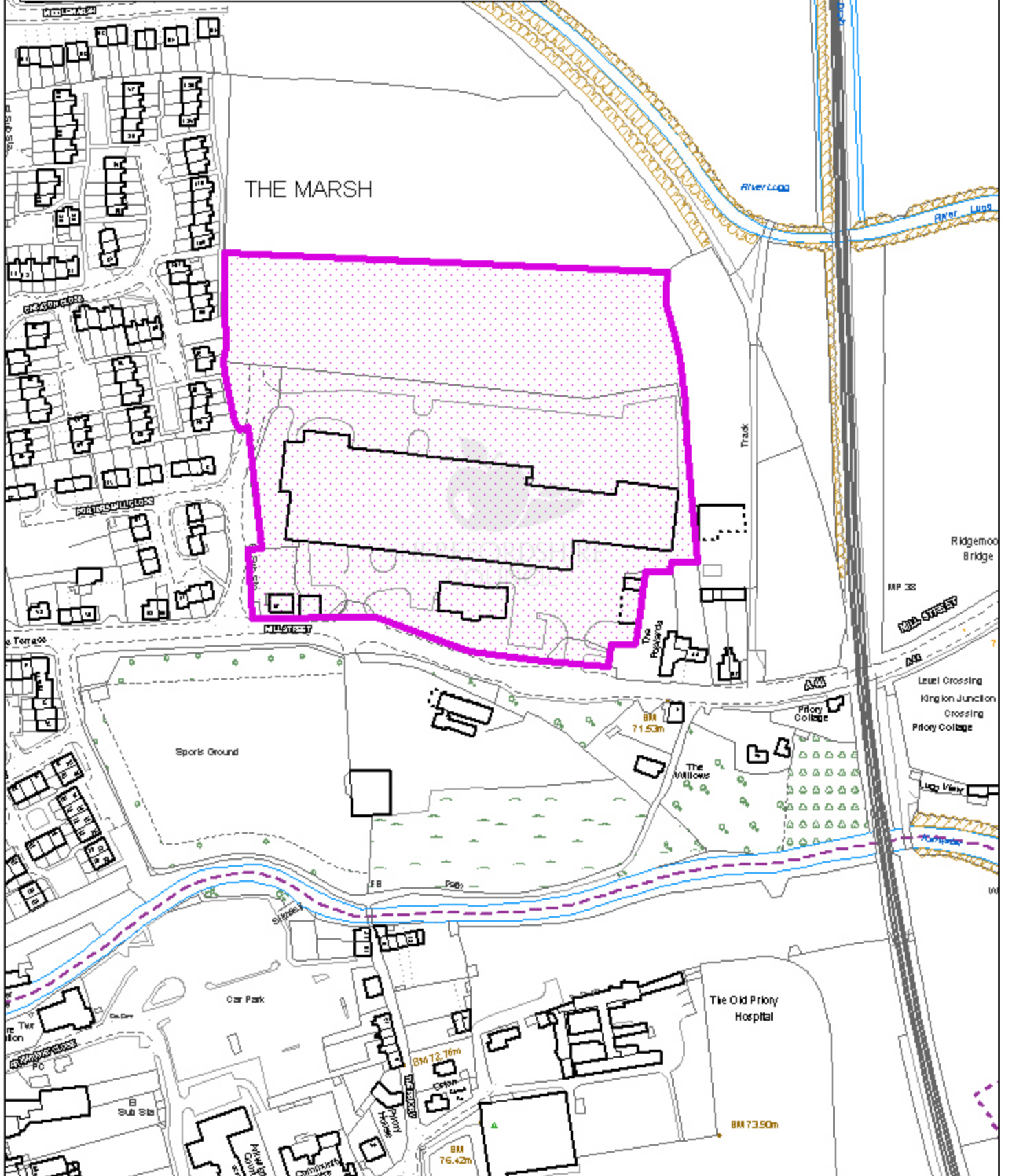
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7. Longmore Industrial Estate, Kingsland off A4110

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Total site 1.88 ha
	Vacant land (by sector / use class)	0
General Site Description	<p>Site is split into two – eastern part of the site has larger better quality units than the Western part which has a number of poor quality hangars. Near to 'A' road, but does not front onto it.</p> <p>Output area – 004A Ward – Bircher Sub area – Rural Heartland</p> <p>Policy allocation - Unallocated. No surrounding allocations.</p> <p>Relevant planning history - DCNW2004/2182/F: Lean to extension & partial re roofing - approved with conditions (11/08/2004) DCNC2004/3225/F: Demolish part of existing workshop and build new extension - approved with conditions (1/11/04) DCNW2006/2047/F: Erection of industrial building for fabrication of steel cladding - approved with conditions (07/08/2006) DCNW2007/3374/F: Construction of workshop building over original - approved with conditions (13/12/2007)</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Western site contains poor quality hangars and units, some disused. Eastern site contains a larger unit with smaller units behind.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is located in countryside outside Kingsland which may limit the attractiveness of the site for certain users.
	Amenity Impacts (e.g. noise, dust & smell)	Occasionally, the site is exposed to some noise, dust or smell which can affect the amenity of the immediate environment
Quality of the Wider Environment	Adjoining land uses	The site has some 'bad' neighbour uses/ or sensitive uses adjoining or within the site including some residential and 2 residential units within the site boundary.
	Road Frontage Visibility	The site has some visibility to a local road
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused

Appraisal Criteria	Indicator	Site Visit Comments
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located less than 1 kilometre away from a motorway or major arterial route but not immediately adjacent.
	Quality of local road access	Surrounding roads are relatively wide / likely to be limited congestion at peak periods.
	Quality of Site Access	Likely to be only minimal site access (visibility constraints).
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	No evidence of active marketing, recent completions or development under construction at the time of the survey. No boards. A few vacant buildings but disused are to poor quality and may be difficult to re-let.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Likely to be only limited potential for contamination requiring minimal ground preparation and remediation works.
	Flooding	No risk of flooding on the site (outside of identified flood risk zone).

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area on the edge of Kingsland.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is more than a ten minute walk from an hourly public transport route.

Appraisal Criteria	Indicator	
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development / redevelopment of the site will provide an improvement to the existing townscape quality without additionally impacting on environment resources.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country).
	Ability to deliver specific regeneration and/or policy objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would contribute towards local regeneration and/or economic strategies for the area.
	Economic Activity (nomis website)	The site is located in an ward of good economic activity (70 % to 75% economically active in employment).

Longmore Industrial Estate Kingsland

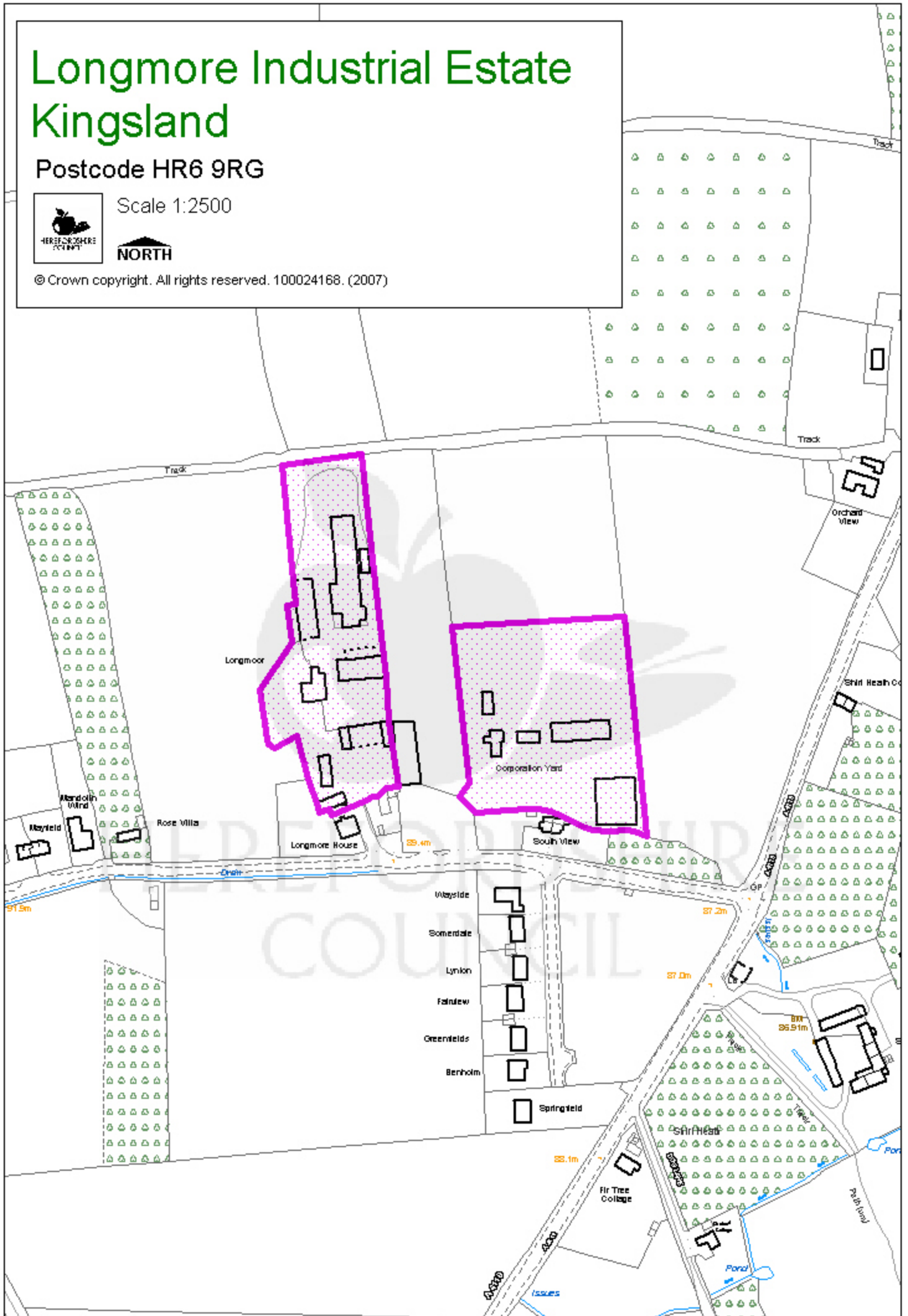
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31.Pontrilas Depot, Pontrilas (A465, Helliston Place) HR20BA

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Total site 0.29 ha
	Vacant land (by sector / use class)	0
General Site Description	<p>Timber yard is relatively well maintained and has some attractive buildings on site as well as some which are only adequate. Noise and dust are generated on this site from the current use.</p> <p>Output area – 021F</p> <p>Ward – Vallets</p> <p>Sub area – rural heartlands</p> <p>Policy allocation – site is unallocated. N W and S of site – Area liable to flood (policy DR7)</p> <p>Policy constraints AGLV south</p> <p>Relevant planning history – none</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of reasonable quality and condition providing an average range of building type and size / adequate provision of parking, circulation and servicing / quality of surrounding environment unlikely to significantly limit the attractiveness of the site for most users. Existing users include garages and Post Office depot. Reasonable quality buildings.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment unlikely to significantly limit the attractiveness of the site for most users.
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors.
Quality of the Wider Environment	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby. Adjoining uses are industrial, residential and railway.
	Road Frontage Visibility	The site has a highly visible frontage to an 'A' road local road frontage.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused.

Appraisal Criteria	Indicator	Site Visit Comments
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located immediately adjacent to an 'A' road with easy accessibility to these routes.
	Quality of local road access	Surrounding roads are relatively wide / likely to be limited congestion at peak periods - 'A' road is wide and not congested, whilst the secondary access is narrow.
	Quality of Site Access	Two accesses in to site. Likely to be only minimal site access (visibility constraints).
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	No vacancies obvious. One marketing board for Hereford Council Properties dept.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site is unlikely to be significantly constrained by environmental constraints / abnormal development requirements and these issues will likely only have a minimal impact on development potential.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site less than 0.5 hectares. There are obvious physical constraining features on site.
	Ground conditions/ contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Contamination unlikely, no significant ground preparation works required.
	Flooding	High risk of flooding on the site (Flood Risk Category 3a or 3b) (north and east of the site).

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is more than a ten minute walk from an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	<p>Potential to enhance environmental quality without impacting on the sensitivity of environmental resources</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	Development / redevelopment of this site will neither detract nor enhance the townscape or additionally impact on the environmental resources in the area.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked a average to deprived for multiple deprivation (super output area lower level is in the 50% to 25% quartile for deprivation in the country).
	Ability to deliver specific regeneration and or economic objectives (including comprehensive/ mixed use development)	Site is already adequate and is contributing to the local economy. The redevelopment of the site would therefore have a neutral impact on local regeneration and/ or economic objectives.
	Economic Activity (nomis website)	The site is located in an ward of good economic activity (70 % to 75% economically active in employment).

Pontrilas Depot Pontrilas

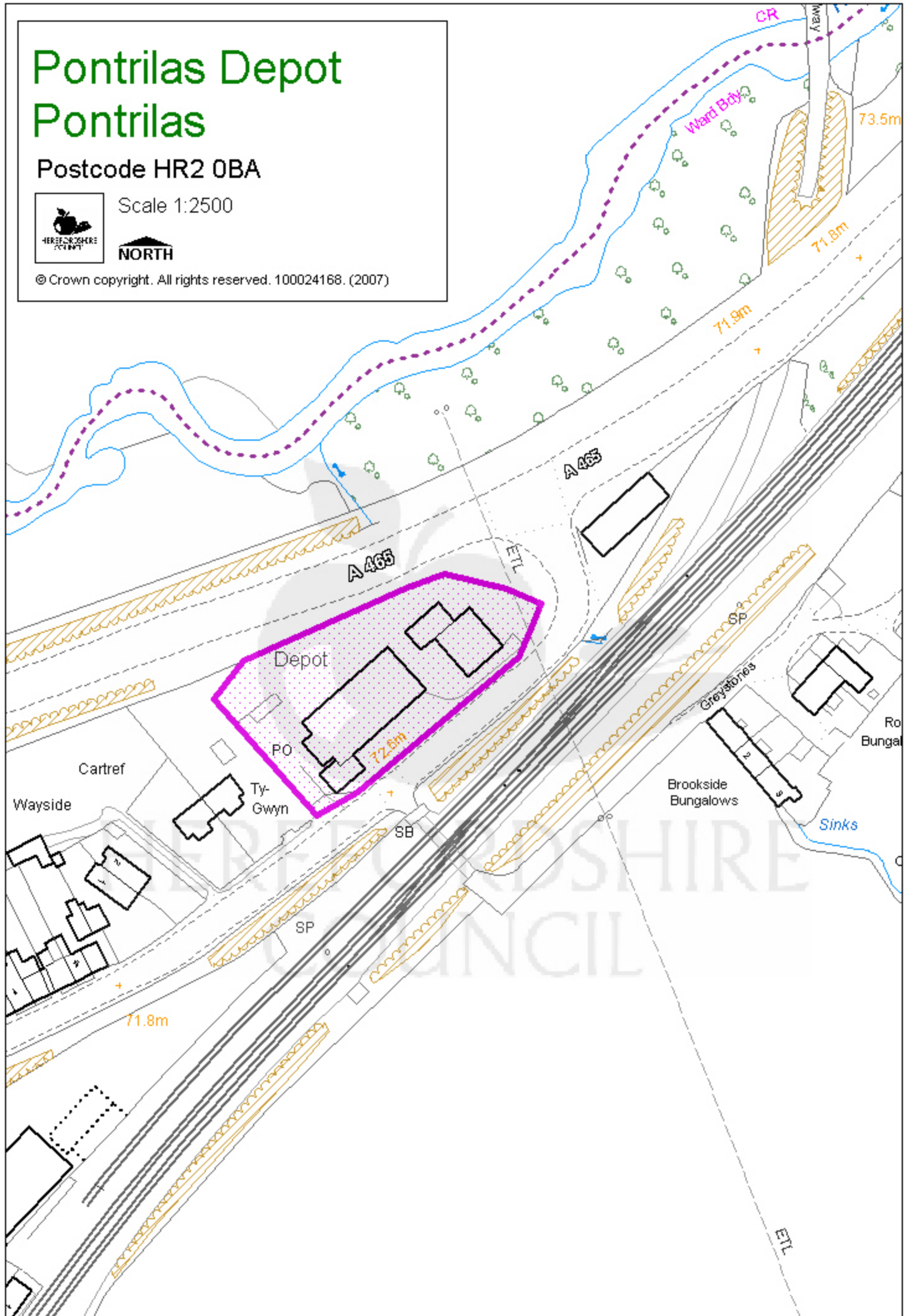
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33. Pontrilas Timber Yard A465 HR2OBE

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 8.39 ha
	Vacant land (by sector / use class)	0
General Site Description	<p>Timber yard is relatively well maintained and has some attractive buildings on site as well some which are only adequate. Noise and dust are generated on this site from current use.</p> <p>Output area – 021E Ward - Vallets Sub area – Rural Heartlands</p> <p>Policy allocation – Unallocated.</p> <p>Planning history - DCSW2006/3693/N: Renewable energy power generation plant - approved with conditions (29/01/2007).</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Some new wooden buildings are excellent, some others are only adequate. All adequately maintained. Lots of external wood storage. Buildings and external areas are of reasonable quality and condition providing an average range of building type and size and adequate provision of parking, circulation and servicing. The quality of surrounding environment unlikely to significantly limit the attractiveness of the site for most users
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Amenity Impacts (e.g. noise, dust & smell)	The site is exposed to some noise, dust or smell which somewhat affects the quality of the environment at certain periods of day. Noise from timber yard.
Quality of the Wider Environment	Adjoining land uses	The site is located in an area of other similar uses or open countryside
	Road Frontage Visibility	The site has some limited visibility to an 'A' Road or motorway / high visibility to a local road - The site has visibility to a 'B' road frontage.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused
	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Site has frontage on to the A465.
	Quality of local road access	Width of surrounding roads could create potential issues for HGV access / potential for heavy congestion at peak periods

Appraisal Criteria	Indicator	Site Visit Comments
	Quality of Site Access	Likely to be only minimal site access (visibility constraints) - 2 accesses of road
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	No evidence of active marketing and no vacancies.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no identified environmental or known abnormal development requirements applying to the site.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	No obvious constraints.
	Ground conditions/ contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Contamination unlikely, no significant ground preparation works required.
	Flooding	Most of the site has no floodrisk (outside any defined flood risk zone) except north west tip with is an area with high flood risk.

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is more than a ten minute walk from an hourly public transport route.

Appraisal Criteria	Indicator	
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is functional and in an attractive countryside location.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked a average to deprived for multiple deprivation (super output area lower level is in the 50% to 25% quartile for deprivation in the country).
	Ability to deliver specific regeneration and/ or objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would likely have a neutral impact regeneration and/ or economic strategies for the area.
	Economic Activity (nomis website)	The site is located in an ward of good economic activity (70 % to 75% economically active in employment).

Pontrilas Timber Yard

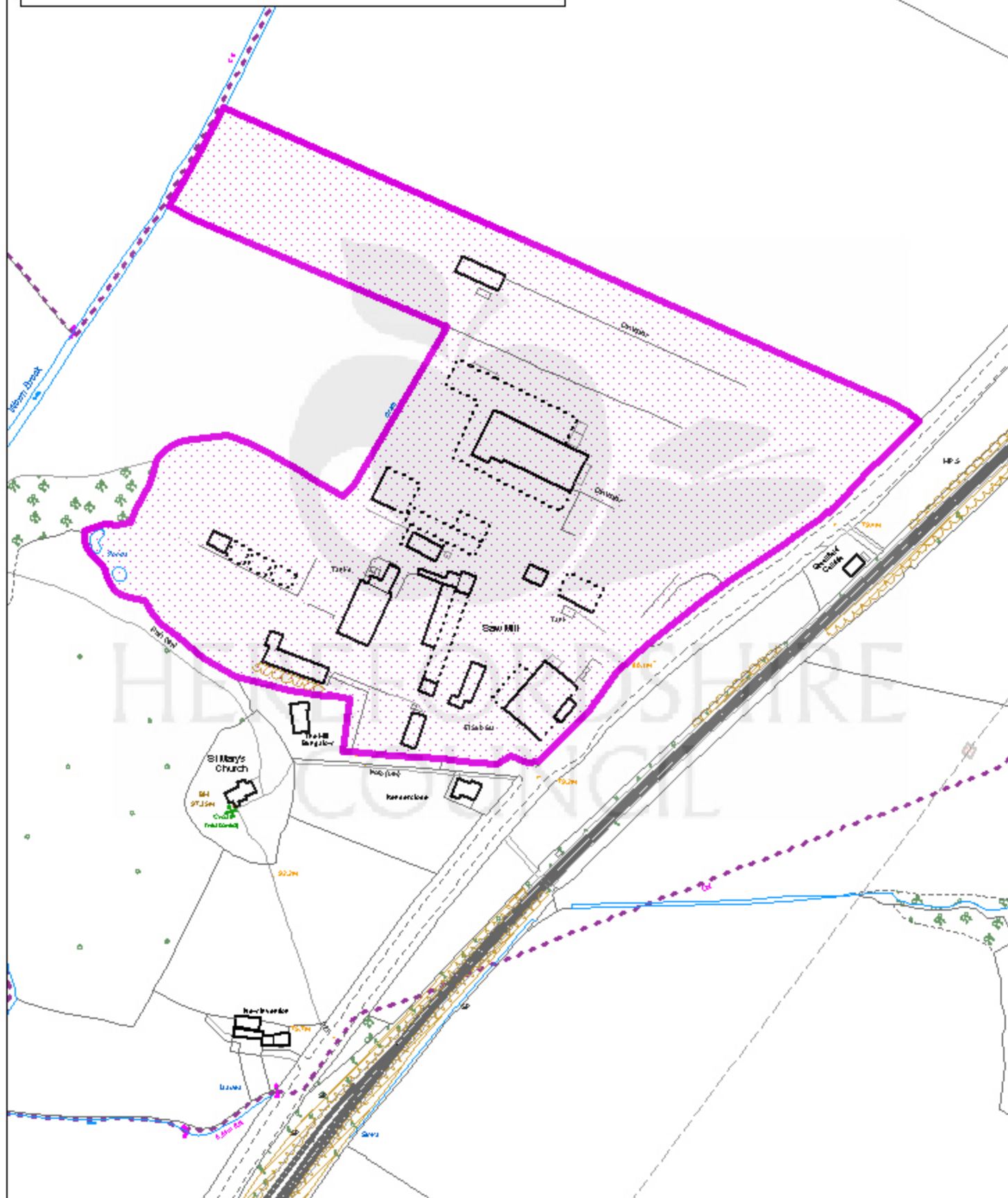
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**37. Dene Industrial Estate, Kingstone 97 Stone Street
(also forms part of Site 38 Madley Airfield) HR29NG**

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 0.75 ha
	Vacant land (by sector / use class)	0
General Site Description	<p>Half of the site has moderate quality, modern units. The remainder has poor quality and condition units and also poor access. Adjacent to Madley Airfield but not accessible from it.</p> <p>Output area – 016C Ward – Stoney Streey Sub area – Rural heartland</p> <p>Policy Allocation - allocated as Policy E5- safeguarding employment land and buildings. South of site- unallocated; North of site- Policy E5; East and West of site- unallocated.</p> <p>Relevant planning history - none</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of very poor quality and condition / very restricted provision of parking, circulation and servicing / poor quality of surrounding environment - Poor site overall, poor road surfacing and quality of buildings, poor access.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment may limit the attractiveness of the site for certain users.
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors.
Quality of the Wider Environment	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby - countryside, Madley airfield, and recycling centre.
	Road Frontage Visibility	The site has some visibility to a local road - Limited road frontage from dead end road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused.

Appraisal Criteria	Indicator	Site Visit Comments
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located more than 2 kilometres away from a motorway or major arterial route.
	Quality of local road access	Very narrow surrounding roads potentially unadopted / heavy congestion at most periods - Narrow and poorly surfaced road access.
	Quality of Site Access	Significant site access (visibility) constraints / possible 'ransom' issues.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	No evidence of marketing and no vacant units.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Likely to be only limited potential for contamination requiring minimal ground preparation and remediation works.

Appraisal Criteria	Indicator	Site Visit Comments
	Flooding	No flood risk (outside of any identified flood risk zone).

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is less than a ten minute walk away from an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Development / redevelopment of the site will provide an improvement to the existing townscape quality without additionally impacting on environment resources Currently very poor therefore redevelopment would improve the site. The site is not a visible site therefore its impact is limited.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country).
	Ability to deliver specific regeneration and / or economic objectives (including comprehensive/ mixed use development)	Intensification and improvement on the site has some ability to contribute towards local regeneration and / or economic strategies for the area.
	Economic Activity (nomis website)	The site is located in an ward of good economic activity (70 % to 75% economically active in employment).

Dene Industrial Estate Kingstone

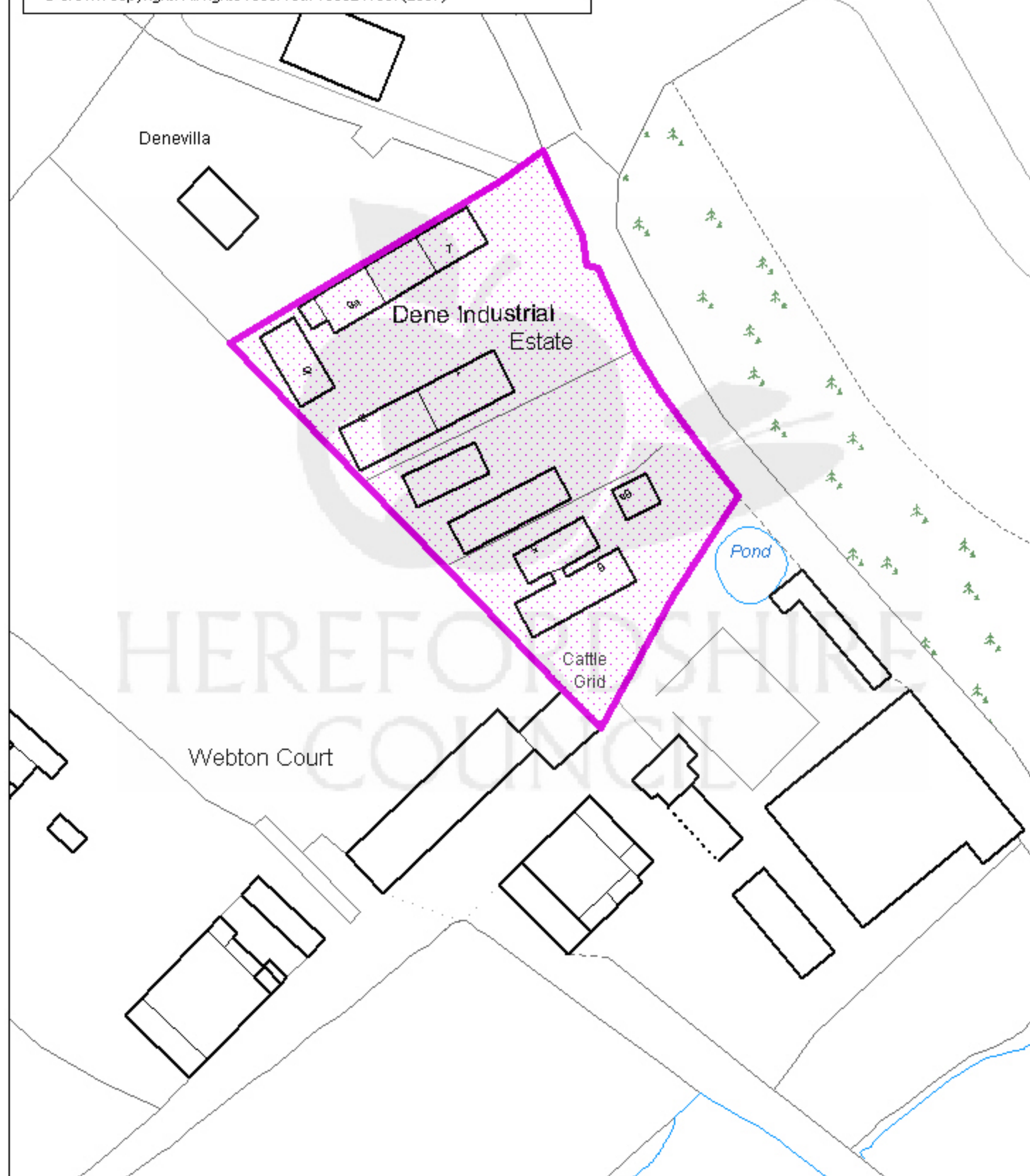
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61. Newport Street Cusop, HR35BZ

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Total site area 2.89 (site split 1.95/ 0.94)
	Vacant land (by sector / use class)	0
General Site Description	<p>3 separate sites – site one (southern) Pet centre and timber yard (one very old building in this part of the site), - site two (middle) FJ Williams of Hay timber and builders merchants.- site three (northern) equine store, joinery, wholesales (some units vacant – 6,7, 4, 5,8,9, 10) lots of metal storage and also new units , coal yard area quite poor. Co-op in the middle of the site is excluded.</p> <p>Many of the new units on site are vacant but are being marketed. Quality of buildings on site is mixed. Site includes two timber yards. Good road frontage. Surrounding roads relatively wide.</p> <p>Output area – 020A Ward – Golden Valley North Sub area – Rural heartlands</p> <p>Policy Allocation - Allocated as Policy E5- Safeguarded employment land and buildings. South of site- Policy H5 (d)- allocation' North west of site- Area liable to flooding; East of site- unallocated open land. Site falls within Cusop settlement boundaries (Policy H1, H4).</p> <p>Policy Constraint – Area of great landscape value (AGLV –South)</p> <p>Planning history - None</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Site is three separate areas. Overall some buildings are good quality and are new.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors.
	Adjoining land uses	The site is adjoined by a Cop-op superstore, countryside and housing.
	Road Frontage Visibility	Good visibility to local road.

Appraisal Criteria	Indicator	Site Visit Comments
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located more than 2 kilometres away from a motorway or major arterial route.
	Quality of local road access	Surrounding roads are relatively wide / likely to be limited congestion at peak periods.
	Quality of Site Access	Likely to be only minimal site access (visibility constraints).
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	High vacancies on part of the site. One marketing board.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no identified environmental or known abnormal development requirements applying to the site.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Narrow site with no obvious constraints, between one and 5 ha in size.
	Ground conditions/ contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Contamination unlikely, no significant ground preparation works required.
	Flooding	Southern part of the site is in an area at high risk of flooding, northern site is in medium floodrisk.

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area (on the edge of a village).
	Land classification	The site is predominately / wholly brownfield.

Appraisal Criteria	Indicator	
	Ease of access to public transport	The site is more than a ten minute walk to an hourly public transport service.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Frontage along the road could be improved. Some areas of the site are very poor.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked a average to deprived for multiple deprivation (super output area lower level is in the 50% to 25% quartile for deprivation in the country)
	Ability to deliver specific regeneration and/ or economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would likely have a neutral impact on local regeneration strategies/ economic policy objectives for the area as the site is already developed to a high standard.
	Economic Activity (nomis website)	The site is located in an ward of good economic activity (70 % to 75% economically active in employment)

Newport Street, Cusop

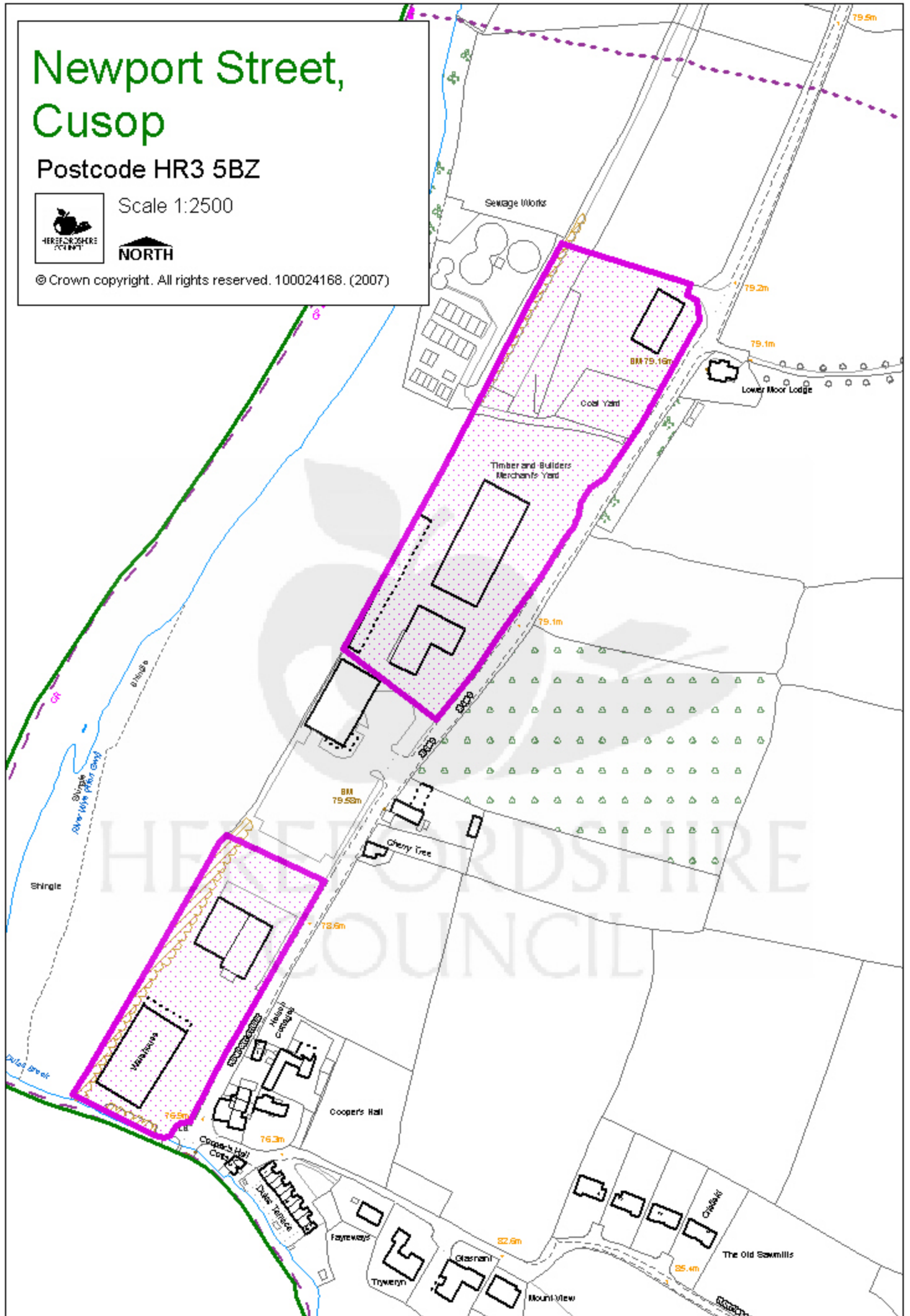
Postcode HR3 5BZ



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62. Forest Fencing, Eardisley 97 Lady Gardens HR36NS

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 4.4 ha
	Vacant land (by sector / use class)	0
General Site Description	<p>Buildings and external area of this timber yard are well maintained and relatively attractive. High risk of flooding. No road frontage but close to an 'A' road. Output area – 006A Ward – Castle Sub area – Rural Heartlands</p> <p>Site is a well maintained timber yard.</p> <p>Policy context - Unallocated on Proposals Map. Area Liable to Flooding (Policy DR7). Outside the Eardisley Settlement Boundary.</p> <p>Planning History - DCNW2003/3268/F: Erection of two buildings for covered storage of raw materials and product assembly - approved with conditions (22/12/2003)</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of reasonable quality and condition providing an average range of building type and size / adequate provision of parking, circulation and servicing / quality of surrounding environment unlikely to significantly limit the attractiveness of the site for most users - The site is a timber yard which is well maintained and tidy.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment unlikely to significantly limit the attractiveness of the site for most users.
	Amenity Impacts (e.g. noise, dust & smell)	The site is exposed to some noise, dust or smell which somewhat affects the quality of the environment at certain periods of day from the timber yard on site.
Quality of the Wider Environment	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby. Employment uses, open countryside, and residential properties surround the site.
	Road Frontage Visibility	The site is not visible from any road frontage - The site is only visible from the road into the site.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused.

Appraisal Criteria	Indicator	Site Visit Comments
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located immediately adjacent to a motorway or major arterial route with easy accessibility to these routes.
	Quality of local road access	Width of surrounding roads could create potential issues for HGV access / potential for heavy congestion at peak periods. Fairly narrow road from a school into the site.
	Quality of Site Access	Possible site access (visibility) constraints, including for larger commercial vehicles, which could constrain development. Site is not particularly visible from outside the site.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	No evidence of active marketing, recent completions or development under construction at the time of the survey. On developed sites vacancy levels appear very high (No marketing but site is not vacant.)
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	No obvious physically constraining features.
	Ground conditions/ contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Contamination unlikely, no significant ground preparation works required.
	Flooding	High risk of flooding on the site (Flood Risk Category 3a or 3b).

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is more than a ten minute walk to an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development / redevelopment of this site will neither detract nor enhance the townscape or additionally impact on the environmental resources in the area.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked a average to deprived for multiple deprivation (super output area lower level is in the 50% to 25% quartile for deprivation in the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would likely have a neutral impact on local regeneration and/or economic strategies for the area.
	Economic Activity (nomis website)	The site is located in an ward of good economic activity (70 % to 75% economically active in employment).

Forest Fencing, Eardisley

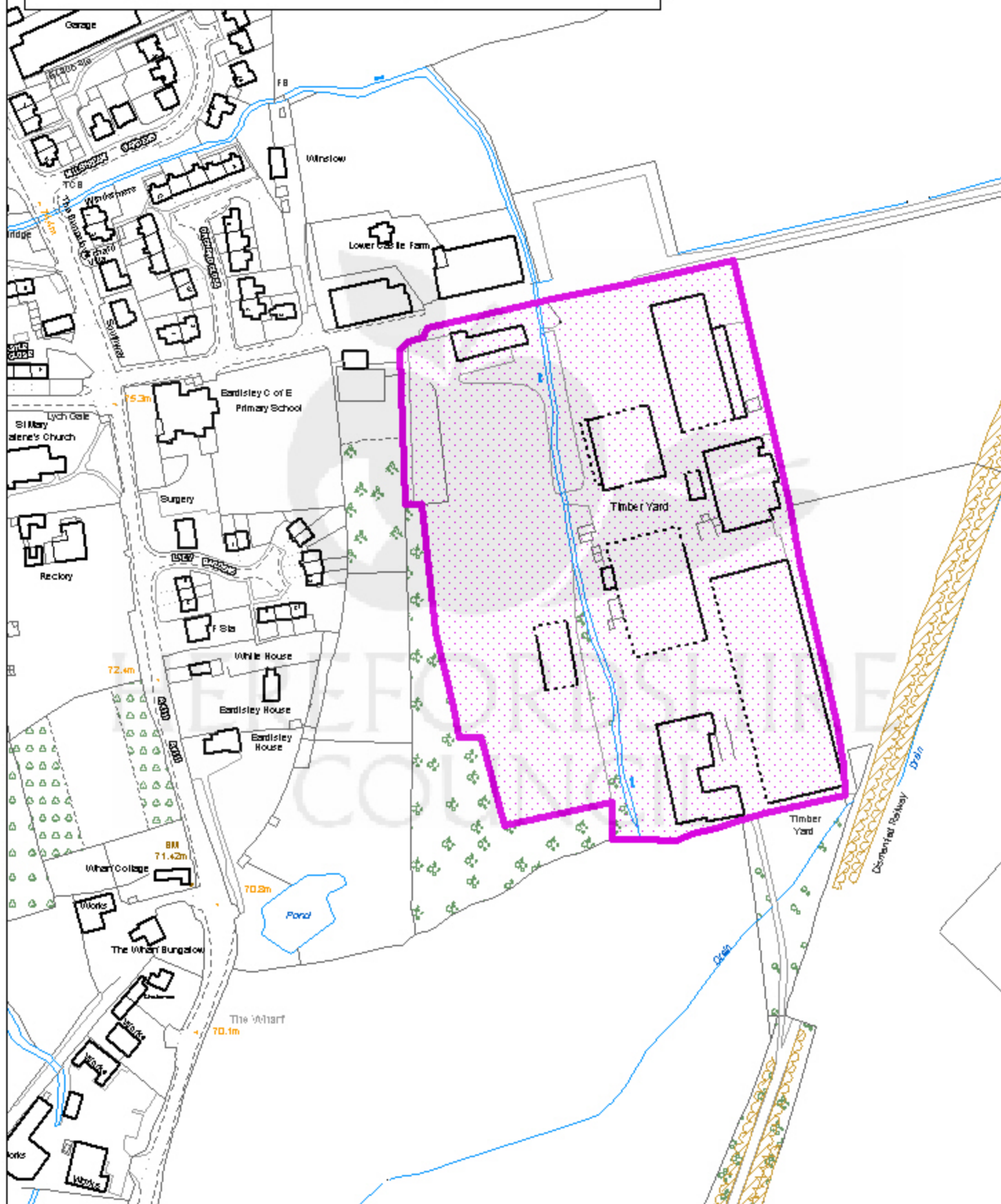
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63. The Wharf, Eardisley A411, HR36NS

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 0.97 ha
	Vacant land (by sector / use class)	0
General Site Description	<p>Oxygen Shoes, Stably goods, residential, Jaguar repairs workshop. Overall site doesn't appear well used.</p> <p>Output area - 006A Ward – Castle Sub Area – rural heartlands</p> <p>Policy Allocation - Unallocated on Proposals Map. Area Liable to Flooding (Policy DR7). Outside the Eardisley Settlement Boundary.</p> <p>Planning history - DCNW2007/2722/F: Erection of new light industrial unit & extension to existing unit - approved with conds (17/10/2007)</p> <p>Policy constraints – conservation area (Con_Ar_053)</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of reasonable quality and condition providing an average range of building type and size / adequate provision of parking, circulation and servicing / quality of surrounding environment unlikely to significantly limit the attractiveness of the site for most users. Buildings modern, surfacing good, adequate parking provision.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment unlikely to significantly limit the attractiveness of the site for most users.
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors.
	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby including residential, tennis courts and open countryside.
	Road Frontage Visibility	The site has a highly visible frontage to an 'A' road or motorway.

Appraisal Criteria	Indicator	Site Visit Comments
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located immediately adjacent to a motorway or major arterial route with easy accessibility to these routes.
	Quality of local road access	Surrounding roads are relatively wide / likely to be limited congestion at peak periods.
	Quality of Site Access	Possible site access (visibility) constraints, including for larger commercial vehicles, which could constrain development Visibility constraints.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	Evidence of limited marketing but low level of interest for employment uses indicated by agents / limited or no recent completions or development under construction at the time of the survey. On developed sites, vacancy levels appear high.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	The site lies within a conservation area.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Ground conditions/ contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Likely to be only limited potential for contamination requiring minimal ground preparation and remediation works.

Appraisal Criteria	Indicator	Site Visit Comments
	Flooding	High risk of flooding on the site (Flood Risk Category 3a or 3b).

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is located more than a ten minute walk from an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development / redevelopment of this site will neither detract nor enhance the townscape or additionally impact on the environmental resources in the area.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked a average to deprived for multiple deprivation (super output area lower level is in the 50% to 25% quartile for deprivation in the country).
	Ability to deliver specific regeneration and/ or economic objectives (including comprehensive/ mixed use development)	Adequate site which could be intensified. Intensification could contribute towards local policy objectives.
	Economic Activity (nomis website)	The site is located in an ward of good economic activity (70 % to 75% economically active in employment).

The Wharf, Eardisley

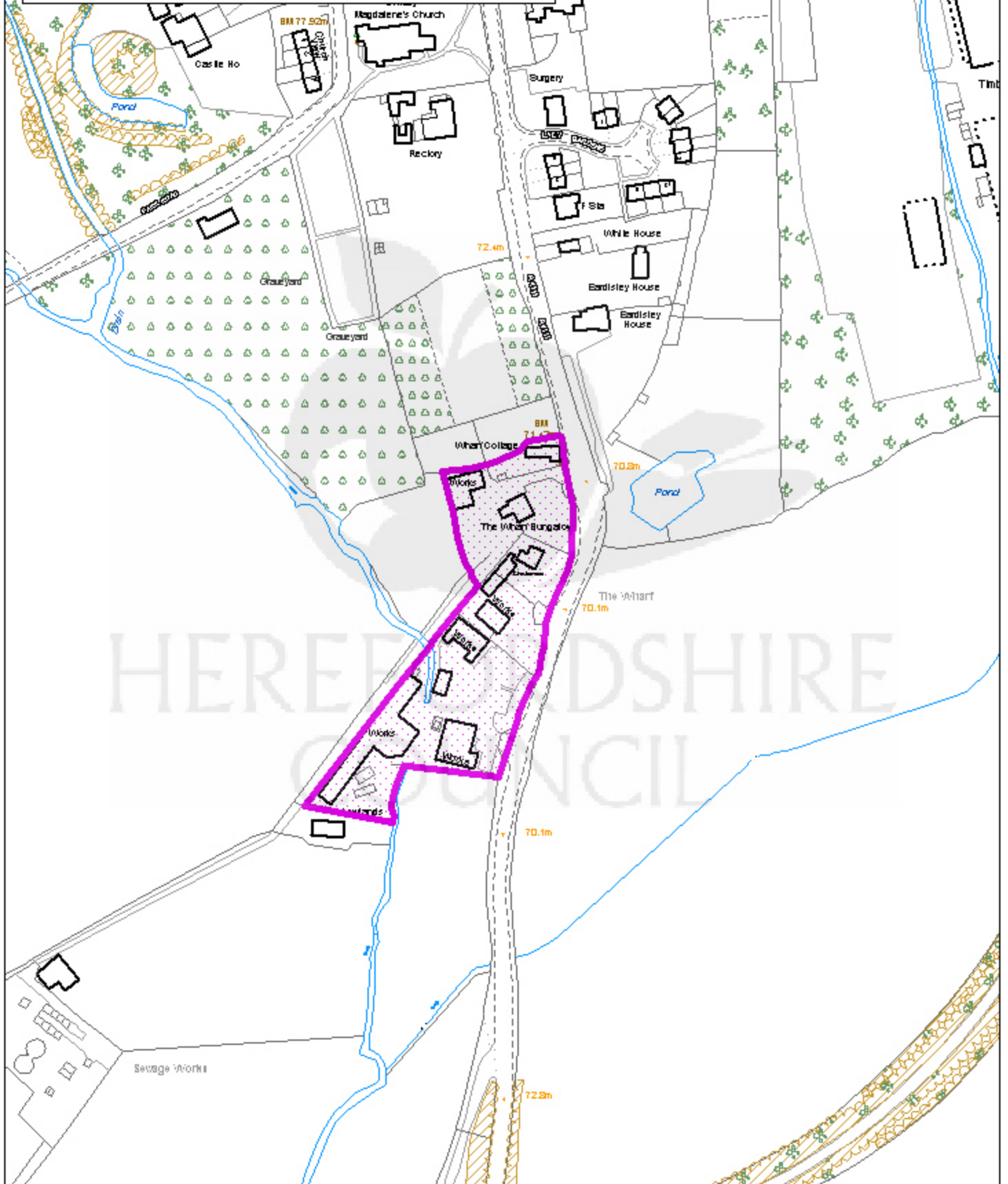
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64. Whitehall Park Industrial Estate, Weobley, 97 Meadow Street B4230, HR48QE

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 1.4 ha
	Vacant land (by sector / use class)	0
General Site Description	<p>Abattoir and also Whitehall Industrial Park which includes a mix of units. Some are new. Site is generally well maintained and buildings are of a good quality, except for poor quality old hangar close to the entrance of the industrial estate.</p> <p>Output area 007D</p> <p>Ward – Golden cross with Weobley</p> <p>Sub area – Rural Heartlands</p> <p>Policy context – Unallocated.</p> <p>Planning History - DCNW2004/2748/F: Extensions to units 5 & 6 for additional production areas and storage - approved with conditions (28/01/2005)</p> <p>Policy constraints – Conservation area (Con_Ar 053)</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Good quality buildings (except the hangar). Access is very tight and parking arrangement is ad hoc.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment unlikely to significantly limit the attractiveness of the site for most users.
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors.
Quality of the Wider Environment	Adjoining land uses	The site is located in an area of open countryside.
	Road Frontage Visibility	The site has good frontage to a 'B' road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is already developed to a high standard therefore development/ redevelopment would neither detract or enhance the wider environmental quality.

Appraisal Criteria	Indicator	Site Visit Comments
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	A4112 is less than 1 Km from the site.
	Quality of local road access	Surrounding roads are relatively wide / likely to be limited congestion at peak periods.
	Quality of Site Access	Likely to be only minimal site access (visibility constraints).
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A
	Marketing and enquiry interest	Evidence of limited marketing and two marketing boards visible on site visit.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Site is between 1 and 5 hectares and has no apparent evidence of physical constraining features.
	Ground conditions/ contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Contamination unlikely, no significant ground preparation works required.
	Flooding	No flood risk (outside of any identified flood risk zone) but the eastern edge is next to an area of high floodrisk.

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is more than an ten minute walk to an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site. Generally fine but redevelopment of the hangar site would improve entrance to business park substantially. Site is not very visible from the road – this could be improved. Hangar could be redeveloped – is in key location visually as the site is entered. Redevelopment of the hangar would increase the intensity of the employment use on site and would have the potential to contribute to local economic and regeneration strategies for the area.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked a average to deprived for multiple deprivation (super output area lower level is in the 50% to 25% quartile for deprivation in the country)
	Ability to deliver specific regeneration objectives (including comprehensive/ mixed use development)	The redevelopment of poorer parts of the site could contribute towards local regeneration / economic strategies for the area.
	Economic Activity (nomis website)	The site is located in an ward of good economic activity (70 % to 75% economically active in employment)

Whitehill Park, Industrial Estate Weobley

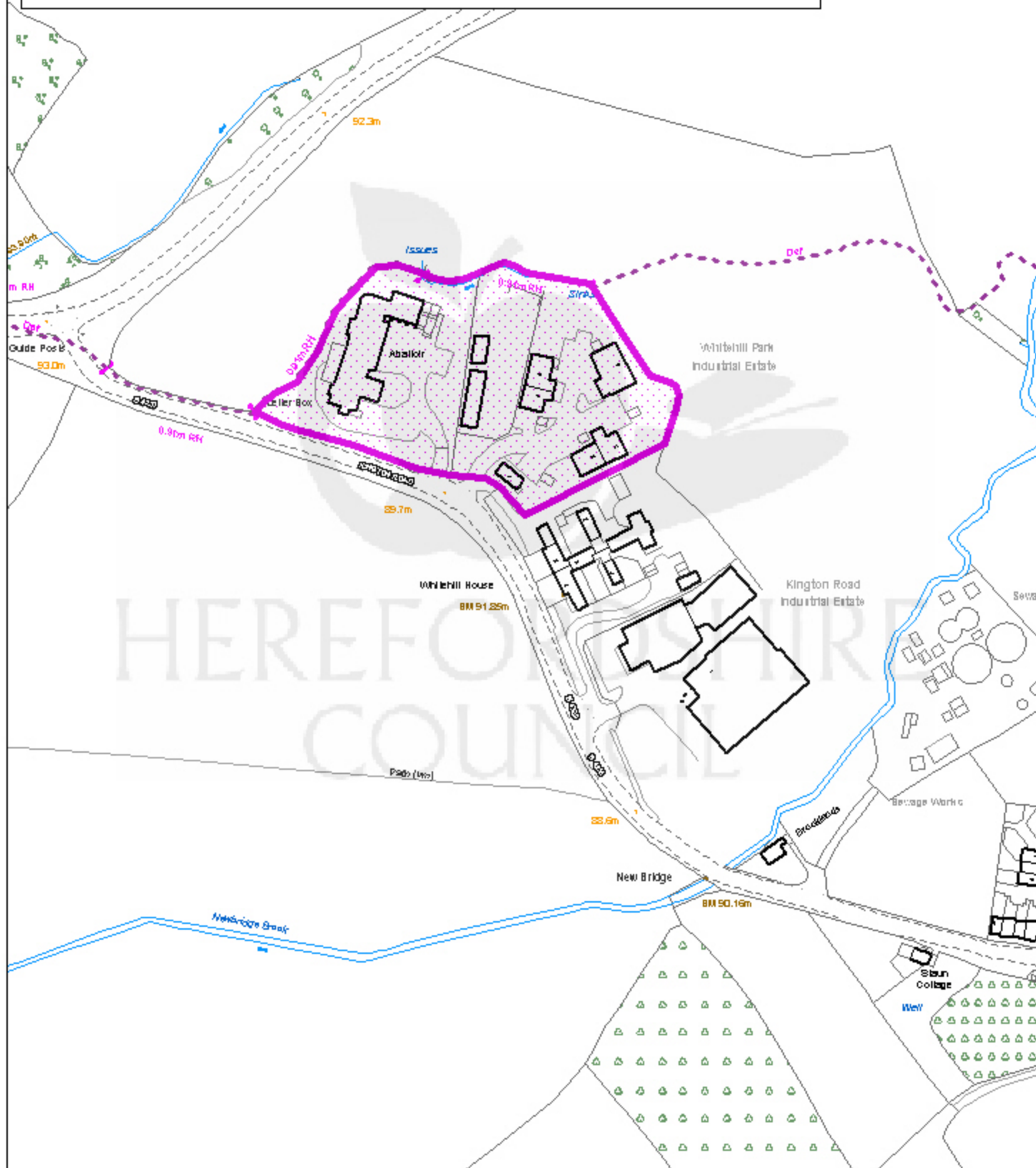
Postcode HR4 8QE



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69. Burgoynes, Lyonshall 94 A480

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Total site area 1.52 ha
	Vacant land (by sector / use class)	0
General Site Description	<p>Overall moderate quality buildings with some new units and some poor quality hangars. Maintenance is good. Steep slope into the site. Parking provision is ad hoc.</p> <p>Output area - 004E Ward – Pembridge and Lyonshall with Titley Sub area – rural heartland</p> <p>Policy allocation unknown</p> <p>Relevant planning history – none</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	<p>The majority of buildings are quite good, but some could benefit from renovation or redevelopment.</p> <p>Ad hoc parking provision but site is maintained to a good standard.</p>
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors.
Quality of the Wider Environment	Adjoining land uses	Residential and open countryside surrounds the site. - The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby.
	Road Frontage Visibility	The site has some limited visibility to A480.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused.

Appraisal Criteria	Indicator	Site Visit Comments
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Site is immediately adjacent to A480.
	Quality of local road access	Width of surrounding roads could create potential issues for HGV access / potential for heavy congestion at peak periods Road (A450) as it goes through village very narrow.
	Quality of Site Access	Likely to be only minimal site access (visibility constraints) - Very steep access into site.
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Exiting employment site not allocated.
	Marketing and enquiry interest	No marketing on site but also no obvious vacancies.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Site is between 1 and 5 hectares and is steeply sloping which could be a constraint.
	Ground conditions/ contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Contamination unlikely, no significant ground preparation works required.
	Flooding	No flood risk (outside of any identified flood risk zone)

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	Site is more than 10 minutes walk from hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Not a visually appealing site. Areas of the site could be much improved through development/ redevelopment which would provide an improvement to existing townscape quality without additionally impacting on environmental resources.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country).
	Ability to deliver specific regeneration/ economic objectives (including comprehensive/ mixed use development)	The development/ redevelopment of poor parts of the site could contribute towards local regeneration/ economic strategies for the area.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment).

Burgoynes, Lyonshall

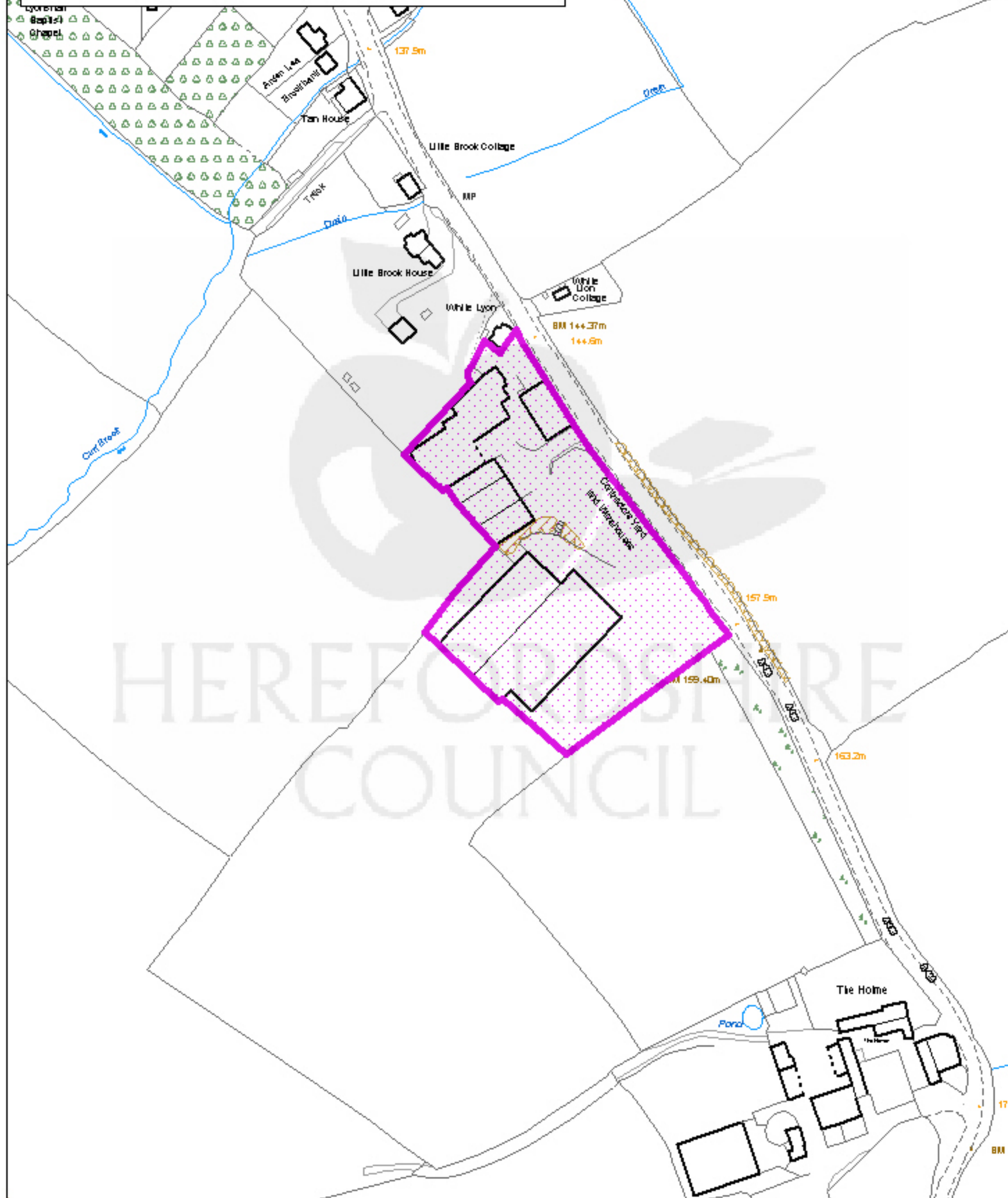
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71. The Old Foundry, Kington off A44

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 0.54 ha
	Vacant land (by sector / use class)	0
General Site Description	<p>High quality attractive refurbished site with a number of users. Good road visibility at A44 roundabout. Occupiers include Simpson Drew Insurance services, office uses, Kington farm suppliers, conservatory manufacturers and joiners.</p> <p>Output area – 006D Ward – Kington Town Sub area – Rural Heartland</p> <p>Policy allocation - Unallocated. Western part of site forms part of the Protection of Open Areas and Green Spaces (Policy HBA9). Most of site part of Area liable to flooding (Policy DR7); N of site- Area liable to flooding and Protection of open areas; S of site- Established residential areas (Policy H1).</p> <p>Relevant planning history - none</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of good quality and condition providing a good range of building type, size and tenure / good provision of parking, circulation and servicing / quality of surrounding environment will likely be a positive factor to attracting occupiers. All good quality units which appear to have been recently converted. The sit is well maintained.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors.
Quality of the Wider Environment	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby including residential.
	Road Frontage Visibility	The site has some limited visibility to an the A44 and high visibility to a local road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is already developed to a high standard therefore development/ redevelopment would neither detract or enhance the wider environmental quality.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located immediately adjacent to a motorway or major arterial route with easy accessibility to these routes.
	Quality of local road access	Width of surrounding roads could create potential issues for HGV access / potential for heavy congestion at peak periods.

Appraisal Criteria	Indicator	Site Visit Comments
		The site access is suited to cars (B1 offices) and vans but not HGVs.
	Quality of Site Access	Possible site access (visibility) constraints, including for larger commercial vehicles, which could constrain development <i>The site is walled and has a relatively narrow site access. This could be potentially problematic for HGVs.</i>
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Site has been available (e.g. allocated) for 6 – 10 years
	Marketing and enquiry interest	No evidence of active marketing and vacancy level appear very low.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] <i>(vacant / part vacant sites and redevelopment opportunities)</i>	The site is unlikely to be significantly constrained by environmental constraints / abnormal development requirements and these issues will likely only have a minimal impact on development potential.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	N/A
	Ground conditions/contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Contamination unlikely, no significant ground preparation works required.
	Flooding	High risk of flooding (flood risk category 3a or 3b)

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area on the edge of Kington.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is more than a ten minute walk from an hourly public transport route.

Appraisal Criteria	Indicator	
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site The layout of buildings means there is no space for footpaths.
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development / redevelopment of this site will neither detract nor enhance the townscape or additionally impact on the environmental resources in the area. The site is already developed to high standard.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked a average to deprived for multiple deprivation (super output area lower level is in the 50% to 25% quartile for deprivation in the country).
	Ability to deliver specific regeneration and/or policy objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would likely have a neutral impact on local regeneration and/or economic strategies for the area. The site is already developed to a high standard and is fully occupied.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment)

The Old Foundry, Kington

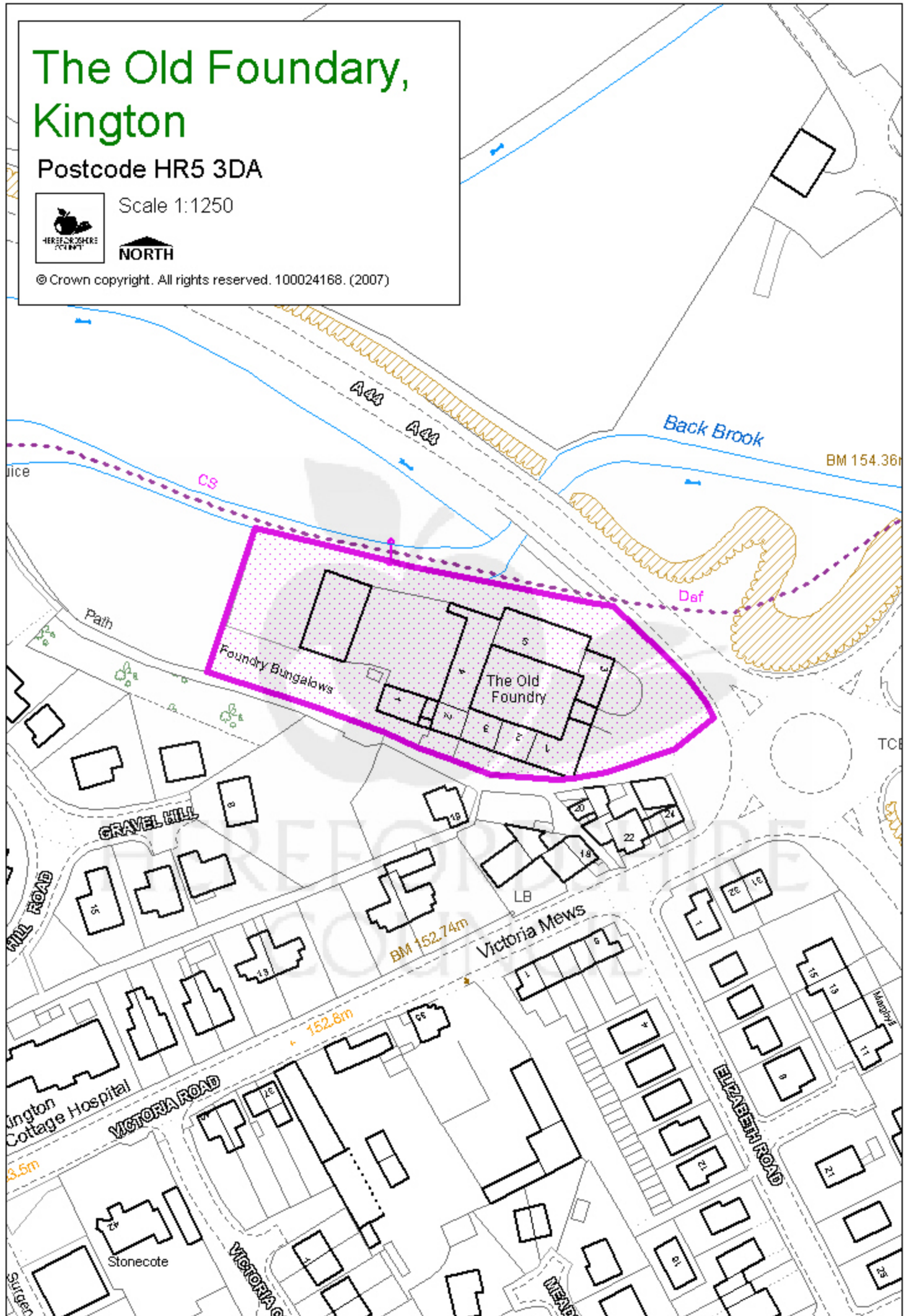
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73. Cadbury, Marlbrook off A49

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site Area 2.48 ha
	Vacant land (by sector / use class)	0
General Site Description	<p>Reasonably dated industrial factory units. Could not access site.</p> <p>Output area – 004C Ward – Hampton Court Sub area – Rural Heartland (but also A49 Corridor)</p> <p>Policy allocation – site is not allocated in the UDP.</p> <p>Relevant planning history - none</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of reasonable quality and condition providing an average range of building type and size / adequate provision of parking, circulation and servicing / quality of surrounding environment unlikely to significantly limit the attractiveness of the site for most users
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	N/A
	Amenity Impacts (e.g. noise, dust & smell)	The site is exposed to some noise, dust or smell which somewhat affects the quality of the environment at certain periods of day
Quality of the Wider Environment	Adjoining land uses	The site has some 'bad' neighbour uses/ or sensitive uses adjoining or within the site - Residential units adjacent.
	Road Frontage Visibility	The site is not visible from any road frontage.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located immediately adjacent to an 'A' road with easy accessibility to these routes.
	Quality of local road access	Surrounding roads are wide / no apparent issues of congestion.
	Quality of Site Access	No apparent site access (visibility) constraints.

Appraisal Criteria	Indicator	Site Visit Comments
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	Not allocated but existing employment site.
	Marketing and enquiry interest	No evidence of active marketing. As the site is used by Cadbury, it is owner specific so it is understood that use of the site by other occupiers would not be an option. There is no access to the site to vehicles not related to Cadbury.
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc] (<i>vacant / part vacant sites and redevelopment opportunities</i>)	There are no identified environmental or known abnormal development requirements applying to the site.
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Unknown.
	Ground conditions/ contamination (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Contamination unlikely, no significant ground preparation works required.
	Flooding	No risk of flooding on the site (outside of identified flood risk zone) but E edge next to a high risk of flooding zone (flood risk category 3a or 3b).

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is more than a ten minute walk from an hourly public transport route.
	Ease of walking and cycling	There are no existing footpaths or cycle links to the site.

Appraisal Criteria	Indicator	
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development / redevelopment of this site will neither detract nor enhance the townscape or additionally impact on the environmental resources in the area.

Strategic Planning

Appraisal Criteria	Indicator	
Social Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked as average to affluent for multiple deprivation (super output area lower layer is in the 50% to 75% least deprived quartile for the country).
	Ability to deliver specific regeneration and/or policy objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would likely have a neutral impact on local regeneration and/or economic strategies for the area.
	Economic Activity (nomis website)	The site is located in an ward of high economic activity (76% plus economically active in employment).

Cadbury, Marlbrook

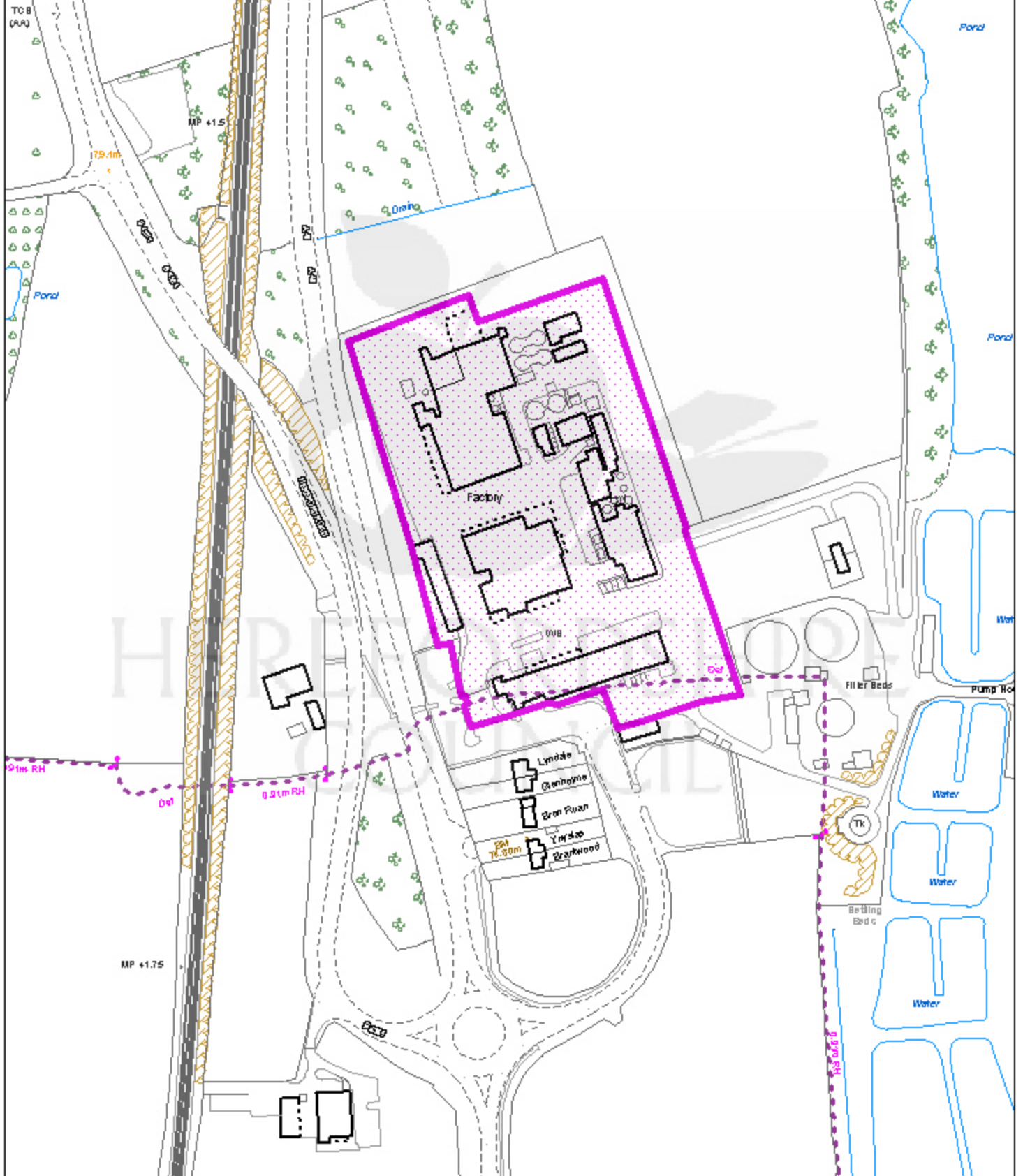
Postcode HR6 0PQ



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74. Old Forge Industrial Estate, Peterchurch off B4348, nearly opposite Lewis Way HR20SD

General

Appraisal Criteria	Indicator	Scoring Criteria
Quantitative Base Information	Total Site area	Site area 0.97 ha
	Vacant land (by sector / use class)	0
General Site Description	<p>Small site with modern well maintained employment uses. AWM marketing the site. Good parking and adequate circulation. Good visibility to a local road and surrounding roads relatively wide. Uses include Horse and Jockey, wine merchant, and Bordercraft Wood.</p> <p>AWM involved in site- marketing it.</p> <p>Output area – 020B Ward – Golden Valley North Sub area – Rural Heartlands</p> <p>Policy allocation - Unallocated in UDP. Lies within Settlement Boundary of Peterchurch (Policy H1, H4). Area Liable to Flood (Policy DR7).</p> <p>Relevant planning history – none</p> <p>Policy constraints – AGLV_South</p>	

Market Attractiveness

Appraisal Criteria	Indicator	Site Visit Comments
Quality of Existing Portfolio and Internal Environment	Quality of the existing portfolio, internal and external environment (<i>occupied sites / re-use opportunities</i>)	Buildings and external areas are of good quality and condition providing a good range of building type, size and tenure / good provision of parking, circulation and servicing / quality of surrounding environment will likely be a positive factor to attracting occupiers.
	Quality of the external environment (<i>vacant / part vacant sites and redevelopment opportunities</i>)	Quality / nature of surrounding environment unlikely to significantly limit the attractiveness of the site for most users.
	Amenity Impacts (e.g. noise, dust & smell)	The site does not appear to be exposed to unreasonable levels of noise, smell, dust or other amenity factors.

Appraisal Criteria	Indicator	Site Visit Comments
Quality of the Wider Environment	Adjoining land uses	The site has little or no 'bad' neighbouring uses but has some potentially sensitive uses nearby including open countryside, residential land, and a fire station.
	Road Frontage Visibility	The site has some limited visibility to an 'A' Road or motorway / high visibility to a local road - Good visibility to local road.
	Perception of the wider environmental quality (attractive countryside setting, urban context in need of regeneration etc).	The surrounding environment is semi rural where development could have some impact on the environmental quality however high quality development that responds to the environment could override any harm caused.
Accessibility	Ease of access to the strategic highway network (i.e. an 'A' Road/ Motorway)	Located more than 2 kilometres away from a motorway or major arterial route.
	Quality of local road access	Surrounding roads are relatively wide / likely to be limited congestion at peak periods.
	Quality of Site Access	Likely to be only minimal site access (visibility constraints).
Market Conditions/ Perception of Demand	Duration of availability (<i>vacant / part vacant sites</i>)	N/A.
	Marketing and enquiry interest	Evidence of limited marketing (one marketing board for AWM/PxP for Units 5-10).
Ownership	Ownership / Owner aspirations	Unknown.
Site Development Constraints	<p>Environmental constraints and abnormal development requirements [e.g. landscape / nature conservation designations, heritage features (listed buildings and conservation areas), TPO's and identified development requirements / issues / constraints set out in Local Plan policies, site development briefs etc]</p> <p><i>(vacant / part vacant sites and redevelopment opportunities)</i></p>	There are no identified environmental or known abnormal development requirements applying to the site.

Appraisal Criteria	Indicator	Site Visit Comments
	Physical site features (e.g. site size, shape, topography, pylons, drainage ditches and known underground utilities infrastructure dissecting the site) <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Site is between 0.5 and 1 hectare with no obvious physically constraining features.
	Ground conditions/contamination <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Contamination unlikely, no significant ground preparation works required.
	Flooding	No flood risk (outside of any identified flood risk zone) but the western edge of the site is next to a area of high floodrisk.

Environmental Sustainability

Appraisal Criteria	Indicator	
Prudent use of Natural Resources	Sequential Location	The site is located completely outside of a defined urban area.
	Land classification	The site is predominately / wholly brownfield.
	Ease of access to public transport	The site is more than a ten minute walk to an hourly public transport service.
	Ease of walking and cycling	There are some footpaths or cycle links to the site although provision is limited and is not continuous - Footpaths only.
Effective protection and enhancement of the Environment	Potential to enhance environmental quality without impacting on the sensitivity of environmental resources <i>(vacant / part vacant sites and redevelopment opportunities)</i>	Development / redevelopment of this site will neither detract nor enhance the townscape or additionally impact on the environmental resources in the area as the site is already developed to a high standard.

Strategic Planning

Appraisal Criteria	Indicator	
Progress and Regeneration	Multiple Deprivation Indices (national statistics website)	The site is within a neighbourhood ranked a average to deprived for multiple deprivation (super output area lower level is in the 50% to 25% quartile for deprivation in the country).

	Ability to deliver specific regeneration and/ or economic objectives (including comprehensive/ mixed use development)	Development/ redevelopment of the site would likely have a neutral impact on local regeneration strategies/ economic policy objectives for the area as the site is already developed to a high standard.
	Economic Activity (nomis website)	The site is located in an ward of good economic activity (70 % to 75% economically active in employment).

Old Forge, Industrial Estate Peterchurch

Postcode HR2 0SD



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